

Project-based Voucher Eligibility General Requirements and Rent Standards



Project-based Voucher Requirements

Housing Choice Vouchers may not be appropriate for every project. Generally, the requirements for Housing Choice Vouchers include:

- Tenants must have legal status in the US;
- Tenants cannot have a criminal conviction subject to a registration requirement for sex offenses. SHA will discuss customized standards for criminal screening for projects specifically targeting high risk populations which typically have a higher level of involvement in the criminal justice system (chemically addicted, mentally ill, etc), depending on the capacity and experience of the project sponsor, provided that federal statutory limitations are met;
- Tenants must be provided with conventional leases of at least 6-months duration (month-to-month thereafter); participation in required case management services can be included in the lease, but all evictions must be handled through a conventional court process. SHA will review proposed leases and house rules during the contracting process; and
- Tenant head of household must be at least 18 years of age or officially emancipated minors.

Housing Choice Voucher Rent:

The Gross Rent (unit rent plus an allowance for tenant paid utilities) for contracted units cannot exceed the lower of:

- SHA Voucher Payment Standard for appropriate sized unit; or
- A “reasonable rent” as determined by SHA based on comparable market data.

Seattle Housing Authority Voucher Payment Standards effective 2/1/09:

Bedrooms:	Studio	1	2	3	4	5	6
VPS:	\$705	\$787	\$1058	\$1452	\$1686	\$1865	\$2108

Note: Project-based rents equal to the payment standard will only be increased upon request when the payment standard is increased, regardless of increases in operating costs. Historically, the payment standards have not been adjusted every year. In recent years standards have been adjusted both up *and down* reflecting general trends in the rental market.